* Case No. 94-62-A

* * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owners of the subject property, Horsehead Woods Limited Partnership, by Thomas F. Mullan, III, General Partner, through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.), pursuant to Section 504 of the B.C.Z.R., as follows: From Section 1B01.2.C.1 of the B.C.Z.R. and Section V.B.3.b of the C.M.D.P. to permit building separations of as close as 25 feet in lieu of the required 40 feet for buildings greater than 30 feet in height for Lots 6, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 41, 42, 46 and 47 (Variance A); to permit building separations of as close as 25 feet in lieu of the required 30 feet for buildings greater than 25 feet in height for Lots 58, 59, 63, 64, 69, 70, 75, 76, 79, 80, 85, 86. 91. 92. 97 and 98 (Variance B); to permit window to window separations of as close as 25 feet for building faces and 21 feet for bay window faces, if necessary, in lieu of the required 40 feet for Lots 6, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 41, 42, 46, 47, 58, 59, 63, 64, 69, 70, 75, 76, 79, 80, 85, 86, 91, 92, 97 and 98 (Variance C); to permit a window setback as close as 12 feet from side building faces, and, if necessary, 10 feet from bay window faces, in lieu of the required 15 feet window to all as more particularly described on Petitioner's Exhibit 1 Appearing at the public hearing on behalf of the Petitioner were

property line setback for Lots 1, 6, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36,

John M. Flaherty, Vice President of Ryland Homes, the builder for this project, and George E. Gavrelis, Professional Land Planner, and Jean M. Tansey, Professional Landscape Architect, both with Daft-McCune-Walker, Inc. The Petitioners were represented by Robert A. Hoffman, Esquire. There were no Protestants present.

Testimony indicated that the subject property, known as Foxridge Section 1, Parcel C-1, consists of 29.398 acres, more or less, split zoned D.R. 5.5 and D.R. 16, and is part of a large tract containing a gross area of 165.56 acres, which has been proposed for development with single family townhouse dwelling units. The Petitioners are desirous of developing Parcel C-1 with 103 townhouse dwelling units in accordance with Petitioner's Exhibit 1. Testimony indicated that the requested variances are necessary in order to bring the development into compliance with the old C.M.D.P. requirements, which are applicable to this project. Proffered testimony revealed that the Petitioners commenced development of this

- 2-

37, 46, 47, 52, 53, 58, 59, 63, 64, 69, 70, 76, 80, 85, 86, 91, 92, 97, 98 and 103 (Variance D); from Section V.B.6.a of the C.M.D.P. to permit a window to street right-of-way setback of as close as 13 feet from a side building windowed wall, and, if necessary, 11 feet from a bay window face, in lieu of the required 25 feet for Lot 36 (Variance E); and from Section 301.1.A of the B.C.Z.R. to permit a 6-foot projection in lieu of the permitted 3 foot projection for an open, unenclosed porch into a required side yard for Lots 1, 6, 7, 12, 13, 18, 19, 30, 31, 36, 37, 41, 42, 46, 47, 52, 53. 58. 59, 64, 70, 76, 80, 85, 86, 91, 92, 97, 98 and 103, (Variance F),

process at which time all agencies gave their approval. However, due to the various options demanded by the current housing market and the design quality desired for developments in the Owings Mills area, the requested variances are needed to give flexibility to the layout and design of these townhomes to ensure quality and marketability. Further testimony revealed that if the current C.M.D.P. regulations were applicable to this development, all but one of the variances requested would have been eliminated. Testimony indicated that the relief requested will have no adverse impact upon the public health, safety or general welfare and will be in strict harmony with the spirit and intent of the B.C.Z.R.

parcel approximately six (6) months ago under the old County Review Group

It should be noted that the Office of Planning and Zoning submitted comments dated September 20, 1993 in which they required certain conditions be met in conjunction with the granting of any relief. Virtually all of their comments surrounded the issue of landscaping on the site and the Petitioners have made certain adjustments to its Landscape Plan to address those concerns. Further, the Petitioner revised its orientation of the townhome proposed for Lot 36 so that it is now a side entrance unit. Additionally, the Petitioners have provided additional screening for Lot 36 as was initially requested by the Planning Office. Accordingly, I believe that this mitigates any perceived negative impact from the development of Lot 36 as proposed.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a

Suite 113 Courthouse

October 20, 1993

Baltimore County Government Zoning Commissioner
Office of Planning and Zoning

(410) 887-4386

Robert A. Hoffman, Esquire Venable, Baetjer & Howard 210 Allegheny Avenue Towson, Maryland 21204

RE: PETITION FOR VARIANCE SW/Corner Painters Mill Road and McDonogh Road (Foxridge, Parcel C-1) 2nd Election District - 3rd Councilmanic District Horsehead Woods Limited Partnership - Petitioners

Enclosed please find a copy of the decision rendered in above-captioned matter. The Patition for Variance has been granted accordance with the etteched Order.

In the event any party finds the decision rendered is unfaunta-able, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information filing an appeal, please contact the Zoning Administration and Davelopm Menagement office at 887-3391.

> luntily 16 trong Doputy Soning Commissioner

for Baltimore County

Variance requesting relief from the Baltimore County Zoning Regulations 103, (Variance F), in accordance with Petitioner's Exhibit 1, be and is (B.C.Z.R.) and the Comprehensive Manual of Development Policies (C.M.D.P.), hereby GRANTED, subject to the following restrictions: pursuant to Section 504 of the B.C.Z.R., as follows: From Section 1801.2. 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; C.1 of the B.C.Z.R. and Section V.B.3.b of the C.M.D.P. to permit building 400 Washington Avenue Towson, MD 21204 however, Petitioners are hereby made aware that proseparations of as close as 25 feet in lieu of the required 40 feet for ceeding at this time is at their own risk until such time as the 30-day appellate process from this Order buildings greater than 30 feet in height for Lots 6, 7, 12, 13, 18, 19, has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded. 24, 25, 30, 31, 36, 37, 41, 42, 46 and 47 (Variance A); to permit building 2) Approval of the Final Landscape Plan, which will include additional screening between Lots 36 and 37, separations of as close as 25 feet in lieu of the required 30 feet for must be obtained prior to the issuance of any occupancy permits. buildings greater than 25 feet in height for Lots 58, 59, 63, 64, 69, 70, 3) When applying for any permits, the site plan and 75, 76, 79, 80, 85, 86, 91, 92, 97 and 98 (Variance B); to permit window landscaping plan filed must reference this case and to window separations of as close as 25 feet for building face and 21 feet set forth and address the restrictions of this Order. Any appeal of this decision must be taken in accordance with for bay window faces, if necessary, in lieu of the required 40 feet for Case No. 94-62-A Section 26-132 of the Baltimore County Code. Lots 6, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 41, 42, 46, 47, 58, 59, Dear Mr. Hoffman: 63, 64, 69, 70, 75, 76, 79, 80, 85, 86, 91, 92, 97 and 98 (Variance C); to permit a window setback as close as 12 feet from side building faces, and, Deputy Zoning Commissioner if necessary, 10 feet from bay window faces, in lieu of the required 15 for Beltimore County feet window to property line setback for Lots 1, 6, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 46, 47, 52, 53, 58, 59, 63, 64, 69, 70, 76, 80, 85, 86, 91, 92, 97, 98 and 103 (Variance D); from Section V.B.6.a of the C.M.D.P. to permit a window to street right-of-way setback of as close as 13 feet from a side building windowed wall, and, if necessary, 11 feet from a bay window face, in lieu of the required 25 feet for Lot 36 (Variance E); and from Section 301.1.A of the B.C.Z.R. to permit a 6-foot projection in lieu

(58) Petition for Variance
to the Zoning Commissioner of Bakimore County for the preparty located at (Chase at) Foxridge - Parcel C-1
McDonogh Road

which is presently sense DR16 & DR5.5 This Patition chall be filed with the Office of Zoning Administration & Development Management The undessigned, legal owner(s) of the property situate in Bellimore County and which is described in the description and plat effected terate and made a part harest, hereby pattion for a Variance from Sestion(4) See Attached of the Zening Plegulations of Bellimore County, to the Zening Lew of Bellimore County, for the fellowing reasons: (indicate hardship or prestical difficulty) To be determined at hearing. Property is to be posted and advertised as prescribed by Zoning Regulations it or wa, agree to pay expenses of above Verlance advartising, posting, etc., upon filling of this person, and further agree to and are to be bound by the saning regulations and restrictions of Bultimore County adopted pursuant to the Zoning Law for Baltimore County. With the extensity destines and affirm, under the ponetime of purpose that there are the Horseherd Woods Limited Partnership Thomas F. Mullan, III., General Partner 2330 W. Joppa Road The Poxleigh Building, Ste. 210 Lutherville, MD 21093 494-9200 Robert A. Hoffman , ND 21204 494-6200 - 710 Allegheny Avenue

permitted purpose or render conformance unnecessarily

2) whether the grant would do substantial injustice

to applicant as well as other property camers in the

district or whether a lesser relaxation than that

3) whether relief can be granted in much fash was

Anderson v. Bd. of Appeals, Town of Chesspeake Beach, 22 Mg Apply 25

such use, as proposed, will not be contrary to the spirit of the $B_1 \cap A_1 P_2$

it is clear that practical difficulty or unreasonable hardship will result

if the variance is not granted. It has been established that special

circumstances or conditions exist that are peculiar to the land or struc-

ture which is the subject of this variance request and that the require

ments from which the Petitioner seeks relief will unduly restrict the use

of the land due to the special conditions unique to this particular parcei.

In addition, the variance requested will not cause any injury to the pub-

lic health, safety or general welfare. Further, the granting of the Peti-

tioner's request is in strict harmony with the spirit and intent of the

> public hearing on this Petition held, and for the reasons given above, the

Baltimore County this 20 4 day of October, 1993 that the Petition for

variance requested should be granted.

Pursuant to the advertisement, posting of the property, and

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for

It is clear from the testimony that if the variance is granted,

After due consideration of the testimony and evidence presented,

that the spirit of the ordinance will be observed and

applied for would give substantial relief; and

public safety and welfare secured.

and will not result in any injury to the public good.

(1974).

of the permitted 3 foot projection for an open, unenclosed porch into a

required side yard for Lots 1, 6, 7, 12, 13, 18, 19, 30, 31, 36, 37, 41,

ZONING VARIANCES

Variance "A"

Variance from Section 1B01.2.C.1, B.C.Z.R and Section V.B.3.b, C.M.D.P. pursuant to Section 504 B.C.Z.R. to allow building separation of as close as 25 feet in lieu of 40 feet required for buildings greater than 30 feet in height for Lots 6, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 41, 42, 46 and 47.

Variance "B"

Variance from Section 1B01.2.C.1, B.C.Z.R. and Section V.B.3.b, C.M.D.P. pursuant to Section 504, B.C.Z.R. to allow building separation of as close as 25 feet in lieu of 30 feet required for buildings greater than 25 feet in height for Lots 58, 59, 63, 64, 69, 70, 75, 76, 79, 80, 85, 86, 91, 92, 97 and 98.

Variance "C"

Variance from Section 1B01.2.C.2.b, B.C.Z.R. and Section V.B.6.c, C.M.D.P. pursuant to Section 504, B.C.Z.R. to allow as close as 25 feet window to window separation for building face and 21 feet for bay window faces, if necessary, in lieu of 40 foot window to window required separation for Lots 6, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 41, 42, 46, 47, 58, 59, 63, 64, 69, 70, 75, 76, 79, 80, 85, 86, 91, 92, 97 and 98.

Variance "D"

Variance from Section V.B.6.b, C.M.D.P. pursuant to Section 504, B.C.Z.R. to allow a window setback as close as 12 feet from side building face and, if necessary, 10 feet from bay window face in lieu of 15 foot required window to property line setback for Lots 1, 6, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 46, 47, 52, 53, 58, 59, 63, 64, 69, 70, 76, 80, 85, 86, 91, 92, 97, 98 and 103.

Variance "E"

Variance from Section V.B.6.a, C.M.D.P. pursuant to Section 504, B.C.Z.R. to allow as close as 13 feet side building windowed wall and, if necessary, 11 feet bay window face in lieu of 25 foot required window to street right-of-way setback for Lot 36.

Variance "F"

Variance from Section 301.1.A, B.C.Z.R. to allow a 6 foot projection in lieu of as little as a 3 foot projection of an open, unenclosed porch into a required side yard for Lots 1, 6, 7, 12, 13, 18, 19, 30, 31, 36, 37, 41, 42, 46, 47, 52, 53, 58, 59, 64, 70, 76, 80, 85, 86, 91, 92, 97, 98 and 103.

Item Number 58

Taken in By. Ill

64 C919: 07AMO8-09-93

LIST0145.BAW

Zoning Administration & Development Management
111 Vest Chesapeuke Avenue
Townen, Maryland 21204

(Chase at) Fox ridge, - Parcel C-1

McDonough & Painters Mill Rds.

Viouner: Horsehead Woods LTD. Partnership.

070 - Blanket Variance ____ \$650.00 080 - Sign & posting ____ 35.00

To Accompany Petition for Zoning Variance 29.398 Acre Parcel, Horsehead Woods

Limited Partnership Property

Southwest Side of Painters Mill Road,

Northwest of McDonogh Road,

Second Election District, Baltimore County, Maryland

DMW Daft-MCune-Walker, Inc.

200 East Pennsylvania Avenue Towson, Maryland 21286

A Team of Land Planners,

Beginning for the same on the southwest side of Painters Mill Road at the 410 296 3333 end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Painters Mill Road and the centerline of McDonogh Road, (1) Northwesterly 90 feet, more or less, and thence Engineer, Surveyor & (2) Southwesterly 47 feet, more or less, to the point of beginning, thence leaving said beginning point and running the eleven following courses and distances, viz: (1) North 81 degrees 58 minutes 59 seconds West 969.52 feet, thence (2) South 02 degrees 30 minutes 59 seconds East 275.26 feet, thence (3) South 85 degrees 45 minutes 27 seconds West 473.59 feet, thence (4) North 08 degrees 40 minutes 21 seconds West 245.56 feet, thence (5) North 07 degrees 42 minutes 29 seconds East 141.21 feet, thence (6) North 21 degrees 10 minutes 19 seconds West 198.11 feet, thence (7) North 30 degrees 52 minutes 42 seconds West 111.58 feet, thence (8) North 09 degrees 22 minutes 42 seconds West 396.08 feet, thence (9) North 62 degrees 54 minutes 28 seconds East 417.98 feet, thence (10) North 86 degrees 06 minutes 28 seconds East 275.50 feet and, thence (11) North 88 degrees 13 minutes 28 seconds East 562.48 feet to the aforementioned southwest side of Painters Mill

Page 1 of 2

94-62-A Road, thence binding thereon the four following courses and distances, viz: (12) Southeasterly by a line curving to the left with a radius of 989.93 feet for a distance of 49.24 feet (the arc of said curve being subtended by a chord bearing South 20 degrees 45 minutes 06 seconds East 49.24 feet), thence (13) South 22 degrees 10 minutes 35 seconds East 479.33 feet, thence (14) South 19 degrees 57 minutes 45 seconds East 310.63 feet, and thence (16) South 22 degrees 10 minutes 35 seconds East 199.80 feet to the point of beginning; containing 29.398 acres of land, more or

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE. August 5, 1993

Project No. 86068.U (L86068U)



Page 2 of 2

Baltimore County Government Office of Zoning Administration and Development Management

111 West Chesapeake Avenue Towson, MD 21204

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 es follows:

CASE NUMBER: 94-62-A (Item 58) SWC Painters Mill and McDoncughRoads Case at Forwridge, Parcel C-1 2nd Election District - 3rd Councilmanic Petitioner(s); Horsehead Woods Limited Partnrship HEARING: MONDAY, SEPTEMBER 20, 1993 at 9:00 a.m., Rm. 118 Courthouse.

Variance to allow building separation of as close as 25 feet in lieu of 40 feet required for buildings greater than 30 feet in height for lots 1, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 41, 46 and 47; to allow building separation of as close as 25 feet in lieu of 30 feet required for buildings greater than 25 feet in height for lots 58, 59, 63, 64, 69, 70, 75, 76, 79, 80, 85, 86, 91, 92, 97, and 98; to allow as close as 25 feet window to window separation for building face and 21 feet for bay window faces, if necessary, in lieu of 40 foot window to window required separation for lots 6, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 41, 42, 46, 47, 58, 59, 63, 64, 69, 70, 75, 76, 79, 80, 85, 86, 91, 92, 97, and 98; to allow a window setback as close as 12 feet from side building face and, if necessary, 10 feet from bay window face in lieu of 15 feet required window to property line setback for lots 1, 6, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 46, 47, 52, 53, 58, 59, 63, 64, 69, 70, 76, 80, 85, 86, 91, 92, 97, 98, and 103; to allow as close as 13 feet side building windowed wall and, if necessary, 11 feet bay window face in lieu of 25 foot required window to street right-of-way setback for lot 36; and to allow a 6 foot projection in lieu of as little as a 3 foot side yard for lots 1, 6, 7, 12, 13, 18, 19, 30, 31, 36, 37, 41, 42, 46, 47, 52, 53, 58, 59, 64, 70, 76, 80, 85, 86, 91, 92, 97, 98, and 103.

cc: Horsehadd Woods Limited Partnrship Robert A. Hoffman, Rad.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPPAKE AVENUE ON THE HEARING DATE. (2) HEARTNOS ARE HANDICAPPED ACCESSIBLE; FOR SDECIAL ACCOMMODATIONS PLEASE CALL 887-3883. (3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink
on Recycled Paper

TO: PUTUXENT PUBLISHING COMPANY August 26, 1993 Issue - Jeffersonian

Please foward billing to: Venable, Baetjer & Howard 210 Allegheny Avenue Towson, Maryoland 21204 ATTN: BARBARA WHITE 410-494-6200

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public bearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chasepeake Avenue in Towson, Maryland 21204

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Haryland 21204 as follows:

CASE NUMBER: 94-62-A (Item 58) SWC Painters Mill and McDonoughRoads Case et Porkridge, Parcal C-1 2nd Ringtion District - 3rd Councilmania Petitioner(s); Horsehead Woods Limited Pertnrahip HEARING: MONDAY, SEPTEMBER 20, 1993 et 9:00 e.m., Rm. 118 Courthouse

greater than 30 feet in height for lots 1, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 41, 46 and 47; to allow building separation of as close as 25 feet in lieu of 30 feet required for buildings greater than 25 feet in height for lots 58, 59, 63, 64, 69, 70, 75, 76, 79, 80, 85, 86, 91, 92, 97, and 98; to allow as close as 25 feet window to window superation for building face and 21 feet for her window faces, if necessary, in lieu of 40 foot window to window required separation for lots 6, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 41, 42, 46, 47, 58, 59, 63, 64, 69, 70, 75, 76, 79, 80, 85, 66, 91, 92, 97, and 98; to allow a window setback as class as 12 feet from side building face and, if necessary, 10 feet from hav window face in lieu of 15 feet required window to property line cathods for lote 1, 6, 7, 12, 13, 18, 19, 24, 25, 30, 31, 36, 37, 46, 47, 52, 53, 58, 59, 63, 64, 69, 70, 76, 80, 85, 86, 91, 92, 97, 98, and 103, to allow as close as 13 feet mide building windowed well and, if necessary, 11 feet bay window fees in lieu of 25 foot required window to street right-of-way setback for lot 15; and to allow a 6 foot projection in lies of as little as a 3 feet side yard for lots 1, 6, 7, 12, 13, 18, 19, 30, 31, 36, 37, 41, 42, 46, 47, 52, 53, 58, 59, 64, 70, 76, 80, 85, 86, 91, 92, 97, 98, and 103.

LAWRENCE E. SCINIDA SONTING CONTRIBUTIONER FOR BALLYTHERR COUNTY

NOTES: (1) HEARINGS ARE HANDECAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL COP-3283. (2) FOR ENFORMATION CONCERTOR THE FILE AND/OR HEALTHS, PLEASE CALL COP-SIGN.

CENTIFICATE OF POSTEL

The second secon	
Posted for LAYLANGE	Date of Posting 9/2/93
Poursaled Hood	and the factor
Location of property S. while Landon M.	W. EM. Dances & Riv
	In property to be seen by
Remarks: 477 - 1200 10 - 1500 5	190-1 M.V R.A. Data of return. 9/19/82

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive

LEGAL AD. - TOWSON

Baltimore County Government Office of Zoning Administration and Development Management

11 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

September 9, 1993

Robert A. Hoffman, Esquire Venable, Bastjer & Howard 210 Allegheny Avenue Towson, Maryland 21204

RE: Case No. 94-62-A, Item No. 58 Petitioner: Horsehead Woods Limited Partnership Petition for Variance

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriationess of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 6, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are simed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management feel that they are capable of filing petitions that comply with all aspects of the soning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by soning personnel.

O. James Lighthizer Secretary **Hal Kassoff**

9-1-95

Ms. Helene Kehring Zoning Administration and Development Management County Office Building Room 109 111 W. Chesapeake Avenue Towson, Maryland 21204 Re: Baltimore County

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Engineering Access Permits

Teletypewriter for impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Lawrence E. Schmidt Zoning Commissioner DATE: September 20, 1993

Pat Keller, Deputy Director Office of Planning & Zoning

SUBJECT: FOXRIDGE - ITEM 58

Based upon the information provided, staff supports the applicant's request subject to the following conditions.

-Units 1-41 are located on steep slopes and unstable soils and the Planning Office is concerned regarding the extent of grading and the use of retaining walls and terraces. Prior to the issuance of building permits, detailed cross sections of this area should be submitted to the Planning Office. - Not Necessary

-In addition to the requirements of the landscape manual, extensive landscape treatment should be provided in the area adjacent to the proposed back-to-back townhomes . - being accomplished of Away

-Due to a grade change, unit 37 looks down into the rear yard of unit 36 and this problem is further exacerbated by a front to rear orientation. Therefore, unit 36 should be eliminated. - Alchoral lawly or was put in place to handle this problem + changed orientation of these in Hause - Every effort should be made within the grading plan to preserve as many trees as possible.

-In the parking areas between units 47-63 and 70-79, planted islands should be placed at an interval of every 10 spaces. - have to be flexible to get Islands to handle water flow + location of interval -Local open space amenities to include tot lots, trails and pathways should be provided. - Shows on landscape will have se, which will be approved

PK:JL:lw PZFOXR/PZONE/TXTLLF

RE: PETITION FOR VARIANCE SWC Painters Mill & McDonough Rds., Case at Forridge, Parcel C-1, 2nd Election District. 3rd Councilmente District HORSEHFAD WOODS LIMITED PARTNERSHIP, Petitioner

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY : Case No. 94-62-A

ENTRY OF APPEARANCE

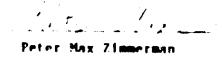
::::::

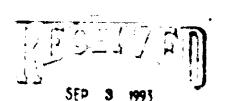
Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Peter Mag 25mmerman People's Counsel for Raltimore County

Carole S. Demillo Deputy People's Counsel Prom 47, Courthouse 400 Washington Avenue Towson, Maryland 21204 (410) RR7 21RR

I HEREBY CERTIFY that on this 2nd day of September a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baerier & Howard, 210 Alleghenv Ave., Towers, MD 21204, Artorney for Perfrioner.





BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

DATE: August 19, 1993 Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 27, 1993

The Development Flan Review Section has reviewed

additional landscaping, over and above the Landscape Manual,

to help mitigate the effect of these variances. This may be

the subject coming item. We should be able to require

FROM Probert W. Bowling, Senior Engineer Development Flan Review Section

BE: Zoning Advisory Committee Meeting

determined at the final landscape plan stage.

for August 30, 1993

Item No. 58

RWB:s

Zoning Administration and Development Management

SUBJECT: August 30, 1993 Meeting

Captain Jerry Pfeifer

Building shall comply with the 1991 Life Safety Code. Buildings shall comply with the 1991 Life Safety Code.

Townhouses, for which the initial building permits are applied for after 07/01/92, are required by State law to be sprinklered. A standard cul-de-sac shall be provided at the end of the road. A 35' inside turning radius shall be maintained.

No Comments

Building shall comply with the 1991 Life Safety Code.

No Comments

No Comments

No Comments

No Comments

Building shall comply with the 1991 Life Safety Code.

किलिशिकार्याचा

ZADM

Baltimore County Government Office of Zoning Administration and Development Management ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

(410) 887-3353

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

111 West Chesapeake Avenue

Towson, MD 21204

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come

from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

For newspaper advertising:	
Item No.: <u>58</u>	
Petitioner:	
Location:	
PLEASE FORWARD ADVERTISING BILL TO: NAME: Venuble, Balljer + Howard	% Barbara A. White
ADDRESS: 210 Allegheny Avenue Towson, led 21204	
PHONE NUMBER: 494-62-00	

PETITIONER(S) SIGN-IN SHEET PLEASE PRINT CLEARLY

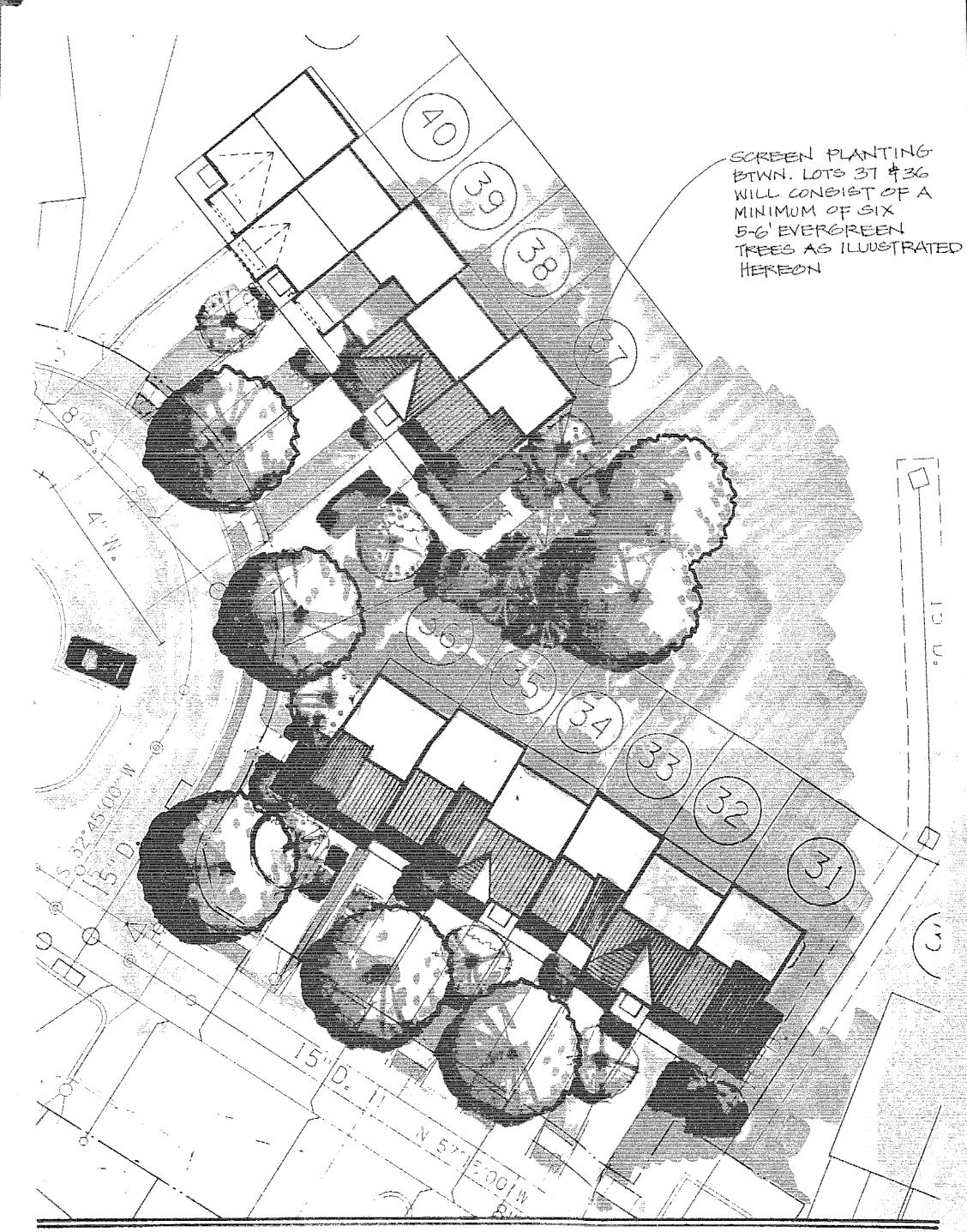
JOHN FLAHERTY 1300 YOLK ROAD JUJO W JORPE RO PLI. NOMON WILDER JEAN TANSEY 200 E. PENNA. AV. GEORGE GAUREUS

Printed with Baybean Int

The Waterford Series



RYLAND



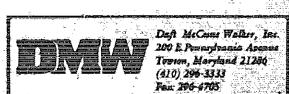
FOXRIDGE Sec. 1, Parcel C-1 Lot 36 Zoning Variance

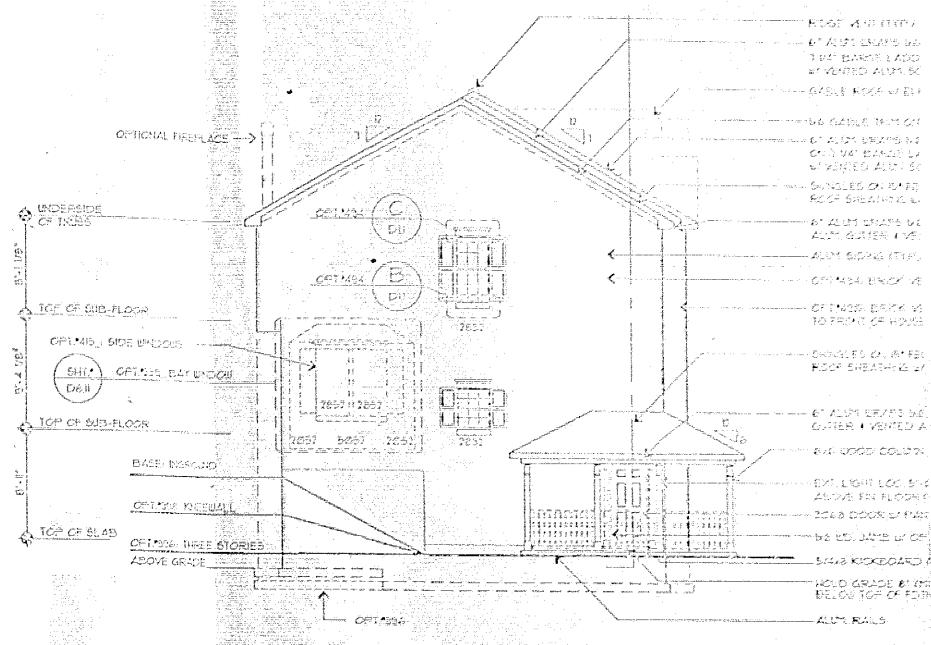


ILLUSTRATIVE PLAN

1" = 20'

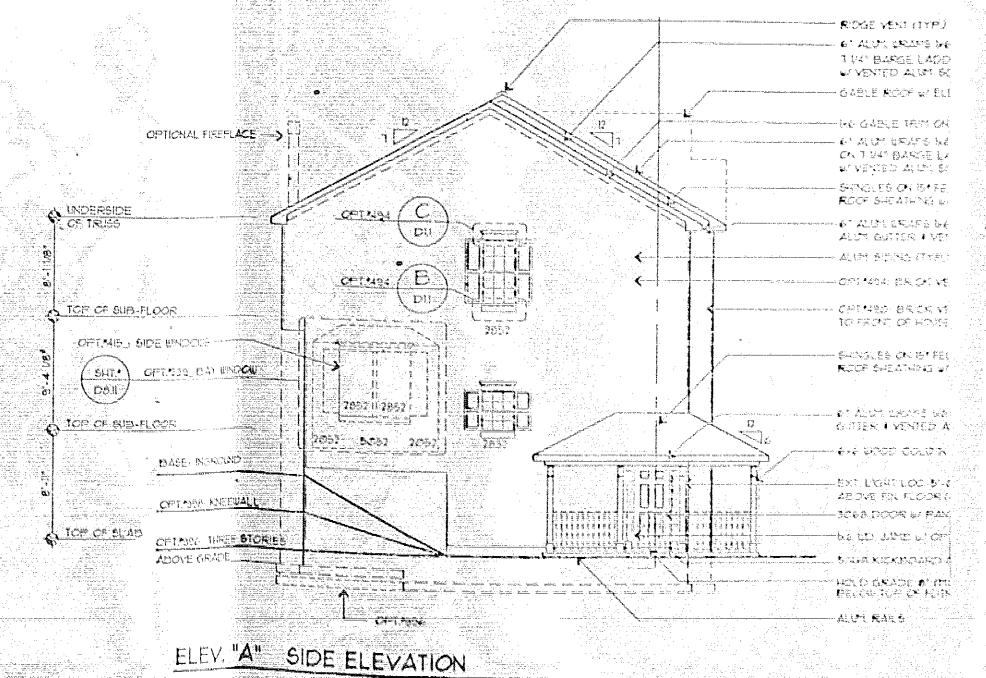
1" = 20' Proj. No. 86068.U Sept. 16, 1993 PETTIONER'S EXHIBIT





ELEV. "A" SIDE ELEVATION





ACALE 19'11-0'

